

To the Portland Planning and Sustainability Commission,

First I want to commend you on the overall thoroughness and quality of the “2035 Comprehensive Plan” process and the content / results produced so far. This is significantly demanding and complex project and achieving a truly balanced & genuinely effective end product that will provide a reliable, fair, and definitive guide for the on-going growth and development of this unique city requires a great deal of dedicated and insightful effort on not just for your part but also for your proactive reaching out to and assessing the input from the wide variety of public & private “stakeholders”.

Having lived in and owned for the past 37+ years the same home at NE 30th & Killingsworth, directly of the North of the currently CS zoned “Fox Chase Corners” “mini-business district”, my wife & I have a distinctly experienced perspective on the changes in this area of the city. FYI, ours is a classic “story & ½” style house built in 1903 on a Concordia neighborhood “standard” double-lot with surrounding yard and a number of older, large trees.

While we could submit many hopefully useful comments, I will focus at this time on the major concerns we have about the potential negative impact an likely imminent commercial property development may have on us.

Because we are adjacent to the “Bighouse Auto & U-Haul” business that started as a gas station / auto repair in 1939, when Dave Bighouse sells the property – which he has openly told us and our neighbors he will do sometime within the coming 9 – 12~ months when finally has a buyer & deal that he is satisfied with – as the current CS zoning for his property allows a building as high as 45 ft to be constructed, we are very concerned that the solar panels we had installed by Solar City in late 2010 through the city supported Neighborhood Association promotion will be significantly if not entirely blocked from the sun’s rays for a major portion of the year.

As a result, not only would our approximate \$8000 investment (after rebates & energy tax credits) and the associated property value improvement be at risk, but we would also lose the 30-35% electrical deferment they provide.

We are also concerned about the neighborhood character impact as well as parking problems such a development might entail.

Respectively,

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